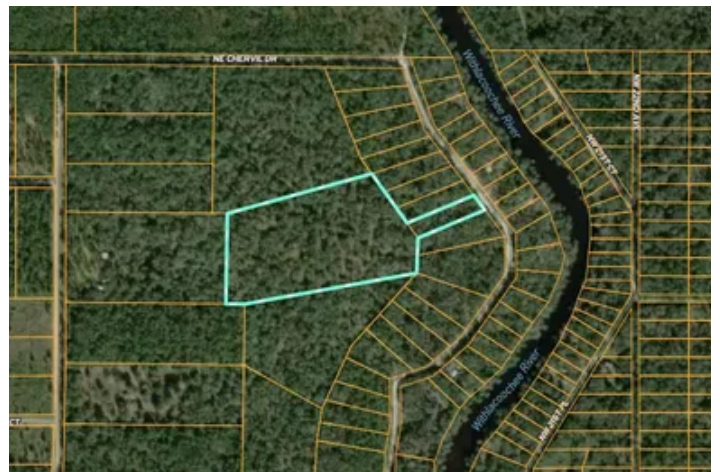


3084 NE Chervil 12.96 Acres  
3084 NE Chervil Dr Lee, FL 32059  
Lee, FL 32059

**\$140,000**  
12.96± Acres  
Madison County



**3084 NE Chervil 12.96 Acres**  
**Lee, FL / Madison County**

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**SUMMARY**

**Address**

3084 NE Chervil Dr Lee, FL 32059

**City, State Zip**

Lee, FL 32059

**County**

Madison County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

30.505793 / -83.243692

**Acreage**

12.96

**Price**

\$140,000



**3084 NE Chervil 12.96 Acres**  
**Lee, FL / Madison County**

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**PROPERTY DESCRIPTION**

Tucked away in the quiet countryside of Madison County, Florida, this 12.96-acre tract offers the perfect blend of privacy, natural beauty, and ready-to-go improvements-all just across the road from the Withlacoochee River.

Whether you're looking for a hunting getaway, homesite, or weekend escape, this property has the bones and the setting to make it happen.

**Property Highlights:**

- 12.96 acres in Madison County, Florida
- Located directly across the street from the Withlacoochee River
- Well and power already installed
- Seasonal spring adds character and attracts wildlife
- Beautiful mature oak trees scattered throughout
- Private, quiet setting with plenty of seclusion
- Strong wildlife presence with deer and turkey frequenting the property
- Ideal for a homesite, hunting camp, or recreational retreat

This is the kind of North Florida dirt that doesn't come around often-peaceful, well-equipped, and loaded with potential. Come take a look and see what makes it special! Call Ben Jones @ [850-673-7888](tel:850-673-7888) to schedule an appointment!

3084 NE Chervil 12.96 Acres  
Lee, FL / Madison County

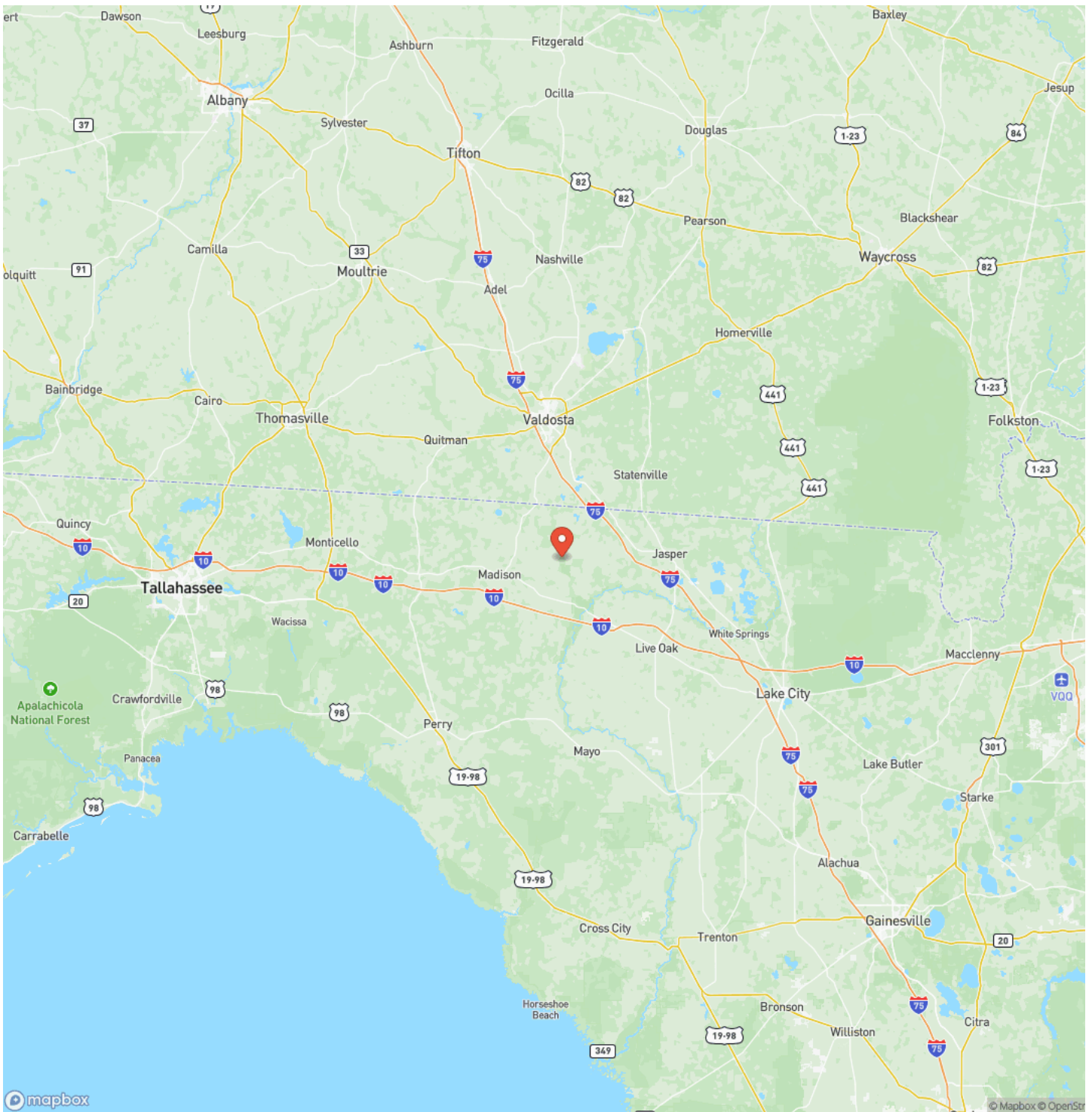
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# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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